

NEIGHBORHOOD PLAN

Vision

We envision Wallingford as a community

- Where neighbors are encouraged to know one another, to celebrate together, and to join in making decisions about the future of the community,
- Where people value the safety and education of children, and welcome residents of all ages, incomes and cultures,
- Where people can work and shop at a variety of local businesses, and where those businesses can thrive,
- Where people feel safe and comfortable walking, riding a bicycle, using public transportation, driving a vehicle, and where streets are pleasant public spaces.
- Where citizens practice responsible stewardship of the architecture, cultural and natural environment so that everyone may enjoy the green spaces, intimate scale, and historic character of the neighborhood.

Key Strategies

- A. **45th Street Corridor Improvements** – Increase business vitality, pedestrian character, and appealing urban design to enhance the “urban village” character of the Wallingford Community.
- B. **Weaving Wallingford** – Provide staffing to organize Wallingford to function more effectively as a community support system and capture the energy of neighborhood planning for ongoing implementation, and involvement in all its integrated activities.



Gasworks Park (Photo source: flickr.com, jcolman)



Wallingford from Aurora Bridge (Photo source: Flickr.com, rutlo)

Community Investment

- The Wallingford Community Council received a Neighborhood Matching Fund award to develop the South Wallingford Neighborhood Plan that provided a strategy for guiding private and public development. The resulting policies were adopted into the Comprehensive Plan in 2004.
- The Wallingford Steps were completed in 2002, with significant financial support from private development and Pro Parks Levy funding. The Wallingford Steps provide a major pedestrian connection between Wallingford, the Burke-Gilman Trail, and Gas Works Park.
- In 2009, the Seattle Department of Transportation completed a sidewalk repair project along N 45th St. Improvements include: repairing or replacing sidewalk in poor condition, installing new street trees where gaps in the canopy exist, elongating existing tree pits to improve tree health, and installing new curb ramps where appropriate. These improvements help to increase the pedestrian character of the street.
- In 2004 Seattle Parks and Recreation completed improvements to the undeveloped northwest portion of Gas Works Park in conjunction with creating a connection to the Wallingford Steps. The project addressed a wide range of issues including contamination, site programming, amenities, security, and aesthetics. An extensive community engagement project led to improvements that create a separated park space with its own identity that becomes a refuge/sanctuary from the more intensive uses of the rest of the park.
- Friends of Wallingford Playfield produced a master plan and made improvements at Wallingford Playground throughout 2002 with the help of Neighborhood Matching Funds and Pro Park funding. Wallingford Playground opened for business again in March 2003 to rave reviews.
- The Wallingford Neighborhood Design Guidelines were adopted in May, 2005.
- The Libraries for All program funded the relocation of the Wallingford Branch in January, 2000, to the newly constructed Solid Ground building (formerly the Fremont Public Association Resource Center.) Ellensburg artist Richard Elliott designed five colorful neon signs to represent activities going on in the library.

Neighborhood Plans:

WWW.SEATTLE.GOV/NEIGHBORHOODS/NPI/PLANS

Neighborhood Status Reports:

WWW.SEATTLE.GOV/DPD/PLANNING/NEIGHBORHOOD_PLANNING/STATUSREPORTS

HOUSING & EMPLOYMENT

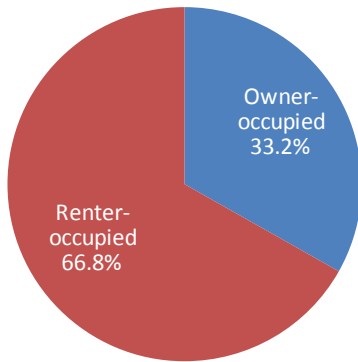
Source: 2000 Census SF-3 Block Group Estimates, except where noted. Information provided for Greenlake.

Comprehensive Plan 2024 Growth Targets

Wallingford Source: Comprehensive Plan	Land Area in Acres	Households (HH)				Employment (Jobs)			
		Existing (2004)	Existing Density (HH/Ac)	Growth Target	2024 Density (Est. HH/Ac.)	Existing (2002)	Existing Density (Jobs/Ac.)	Growth Target	2024 Density (Est. HH/Ac.)
	257	2,500	10	400	12	N/A	N/A	N/A	N/A

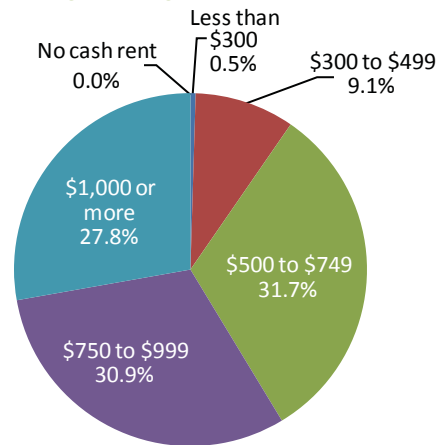
Renter or Owner Occupied

for all occupied housing units



Gross Rent

for specified renter-occupied units

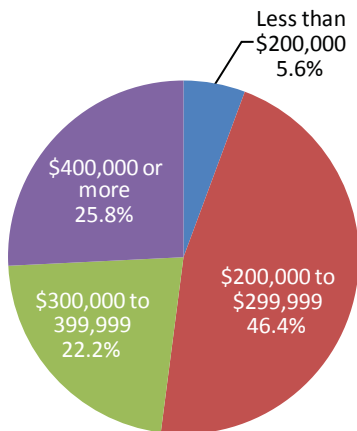


Median gross rent:
(specified units paying cash rent)
-Wallingford: \$800-\$899
-Seattle: \$721

Note: "Gross rent" includes rent and costs for household utilities and fuels. Specified units exclude 1-family houses on ten or more acres

Home Value

for specified owner-occupied units

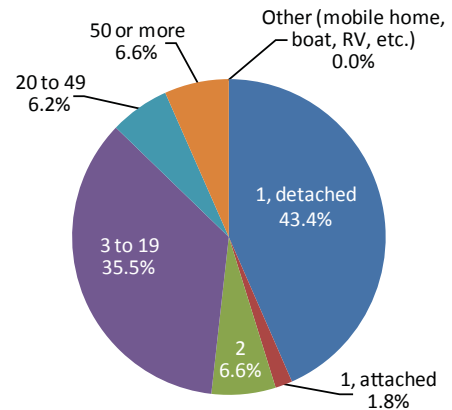


Median home value:
-Wallingford: \$297,211
-Seattle as a whole: \$259,600

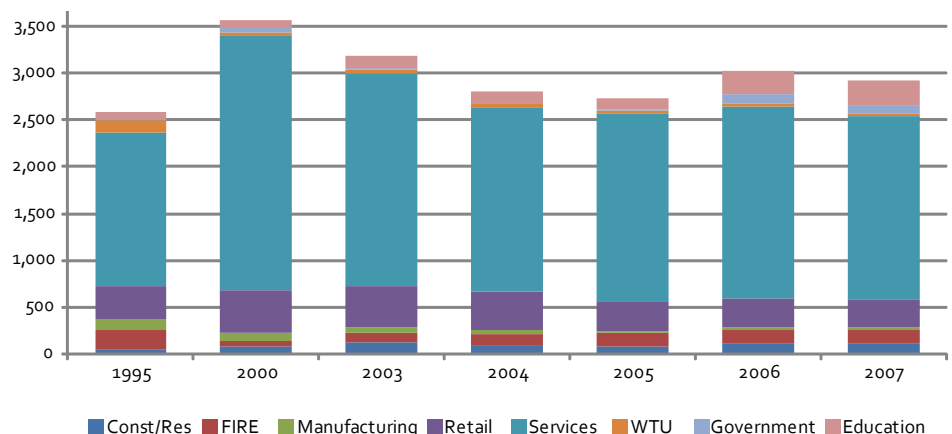
Note: "Specified owner-occupied units" exclude mobile homes, units (such as condominiums) in multi-unit buildings, and houses on ten or more acres.

Number of Units in Structure

for all housing units



1995-2007 Employment by Sector



Development Capacity

calculated as of 2007

Housing	1,328 (units)
Commercial	113,328 (square feet)
Jobs	377

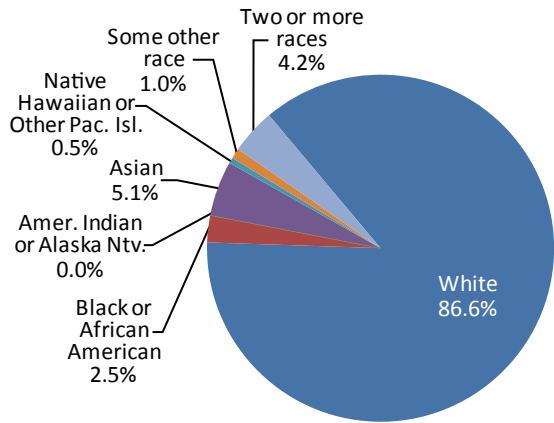
DEMOGRAPHIC SUMMARY

Source: 2000 Census SF-3 Block Group Estimates, except where noted. Information provided for Greenlake

Population	2000	2007*
*estimate	4,852	4,936

Race

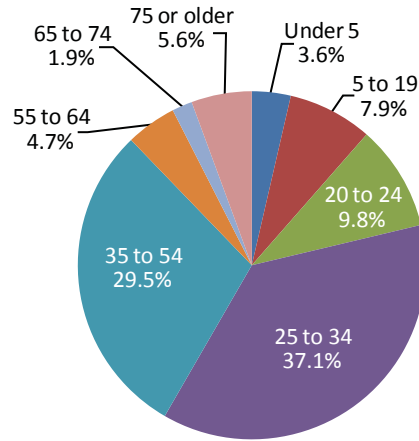
for all persons



Latino/Hispanic ethnicity
(of any race): 3.9% of population

Age

for all persons

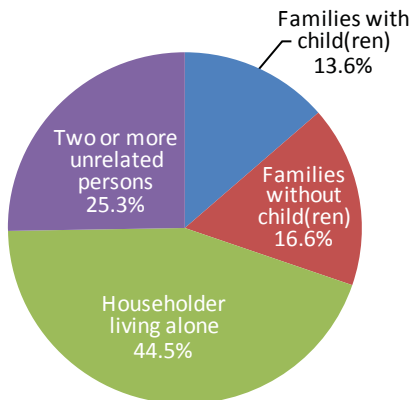


Children (<18):
10.1% of pop.

Seniors (65+):
7.5% of pop.

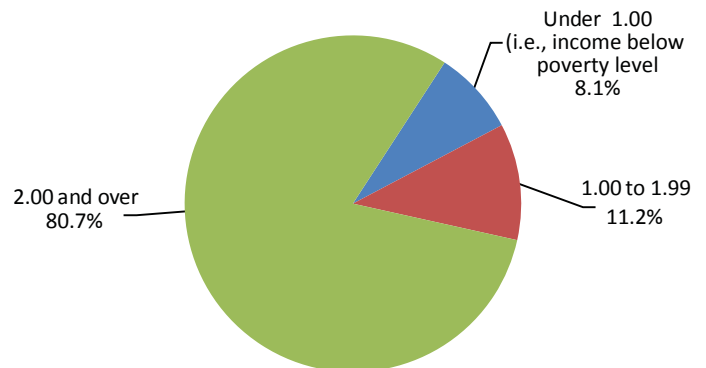
Household Type

for all households



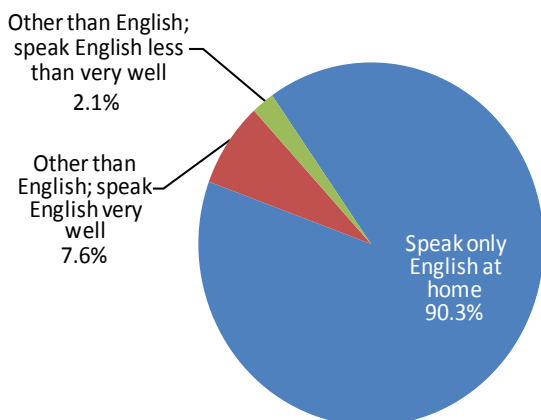
Ratio of Income to Poverty

Persons for whom poverty status is determined



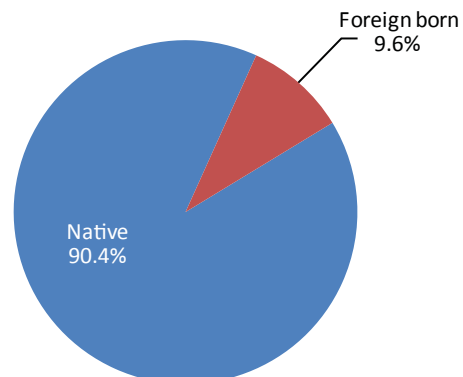
Language Spoken at Home

for persons 5 years and older



Total speaking language other than English at home: 9.7%

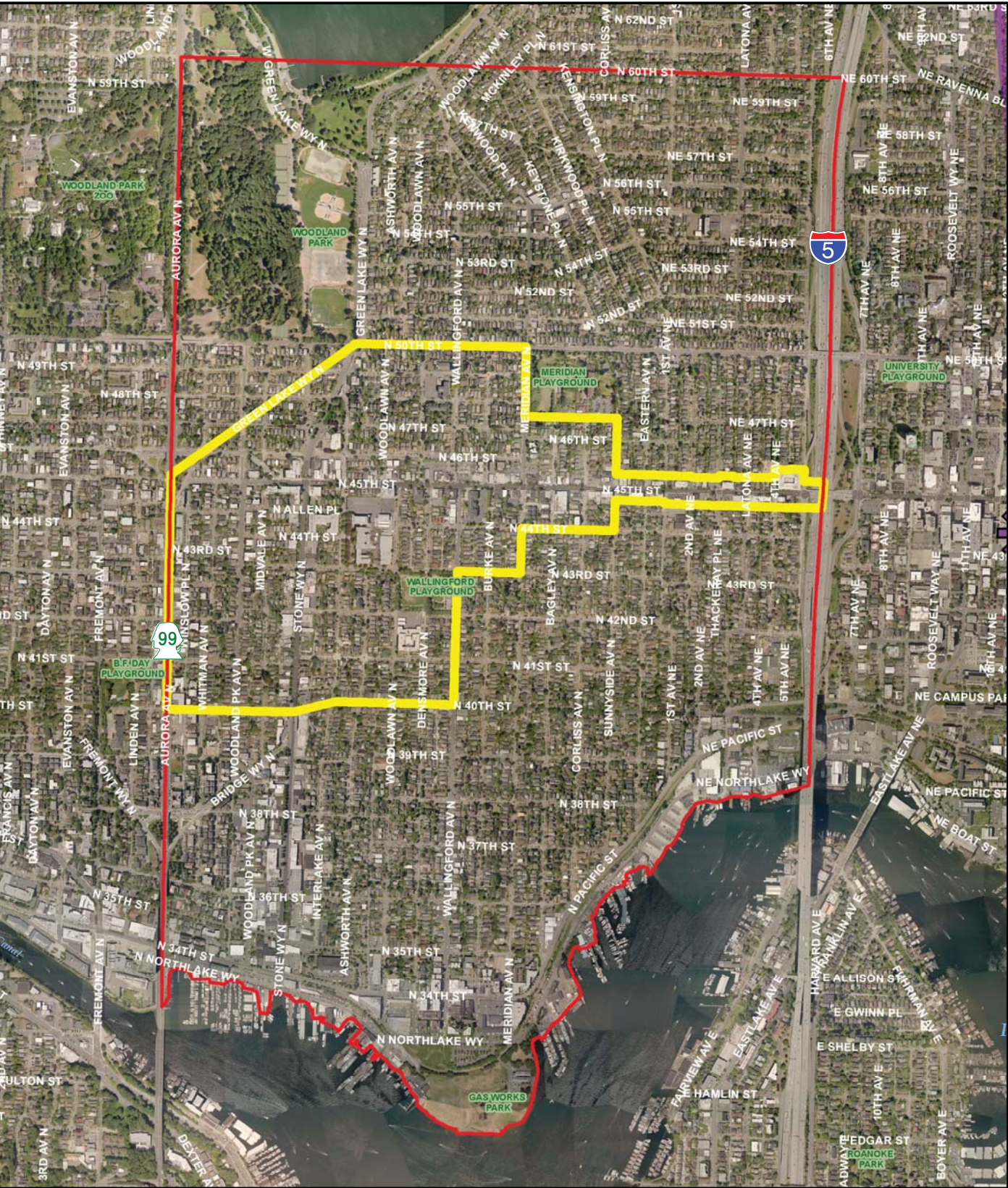
Place of Birth



Entered U.S.
within prior 10 years:
47.4% of foreign born;
6.8% of total
population

Note: Native includes
born in U.S.,
Puerto Rico and
other U.S. island areas,
and born abroad
to American parents

AERIAL MAP



Wallingford

- Urban Village
- Neighborhood Plan Area
- Aerial Photo: 2007
- LINK Light Rail
- Stations
- At-Grade / Aerial
- Tunnel



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